THE ROBLIN PLANNING DISTRICT

BACKGROUND STUDY -

TOWN OF ROBLIN & FRINGE

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Part I

GENERAL BACKGROUND

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I. GENERAL BACKGROUND

1.1 Historical Development[1]

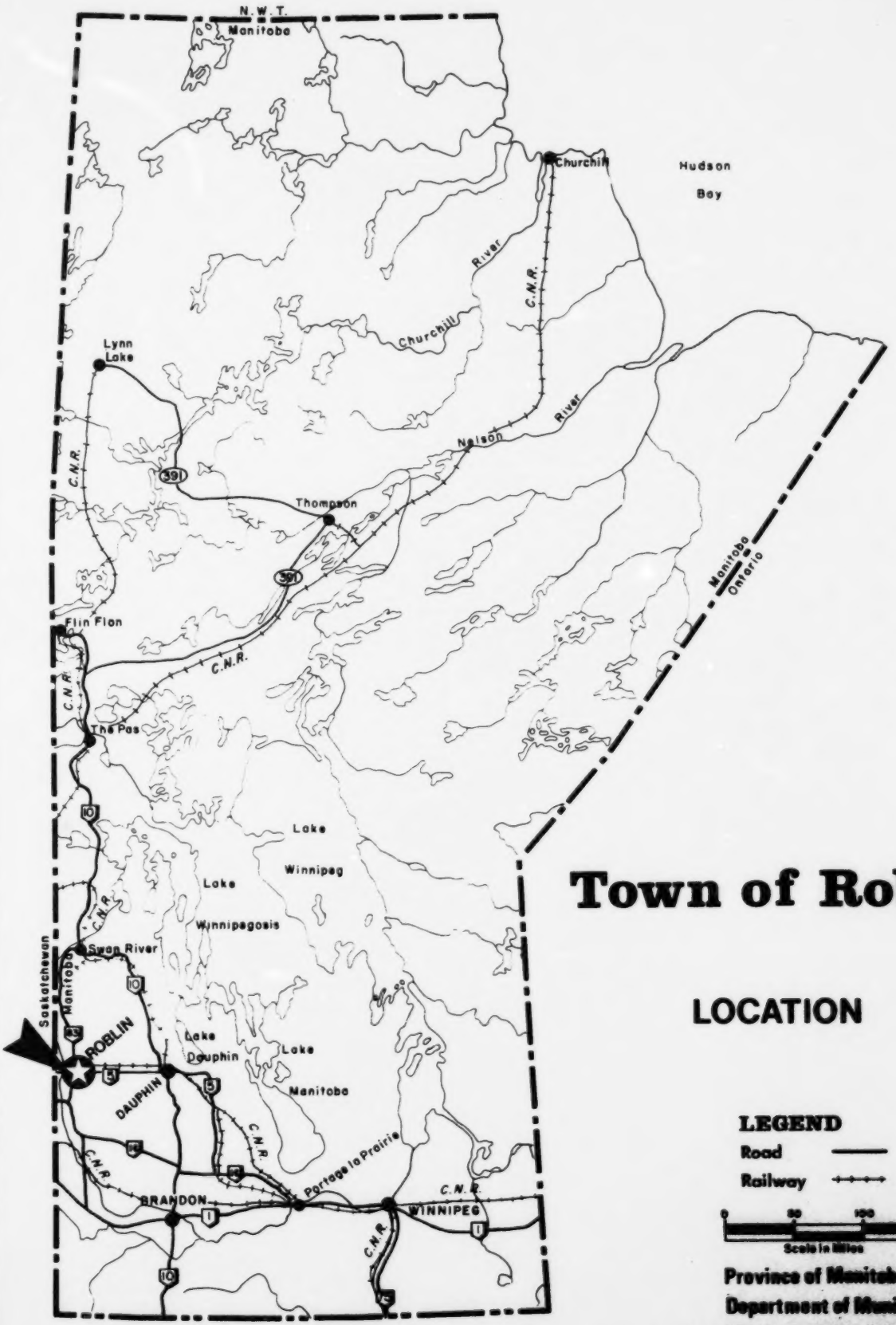
Roblin has a history similar to that of other prairie towns but with its own distinctions. The area around Roblin began to be settled in the late 1880's primarily by cattle ranchers. It was not until 1903 and the arrival of the railway that a larger amount of more diversified people began arriving. At this time, the village boasted of one hundred inhabitants with four stores and one small hotel.

Until 1904, the village had been called Goose Lake after the body of water around which the village had developed. In 1904, however, the village was renamed Roblin in honour of the then premier of Manitoba, Sir R. P. Roblin and was subsequently incorporated in 1913. It remained as a village until 1962 when it was incorporated as a town.

Development in the early 1900's was promising. By 1907, three elevators had been erected, a goodly amount of lumber was being processed (one operator was even floating logs by river to Brandon) and a flour mill and lime kilm had been established. Roblin's early economic base of grain handling and forest products has continued to the present time.

Industrial and business development such as this is usually accompanied by an increase in population growth, but this was not the case in Roblin. In the years from 1921 - 1941, the population increased by only 148, an average of seven people per year. Only during the war, when industrial and building activity was increased, did the town experience a mini-boom period. Since then, population has continued to grow at a slow but steady rate.

[1] material for this section from Facts About Roblin published by the Department of Industry and Commerce, Province of Manitoba, 1959.



Town of Roblin

LOCATION

LEGEND

Road ——

Railway ⊢⊢⊢

0 50 100 150

Scale in Miles

N

Province of Manitoba
Department of Municipal Affairs
Municipal Planning Branch
Dauphin Manitoba

MAP

Over the years, Roblin has acquired modern servicing starting with a waterworks system in 1958. The availability of good servicing has attracted more interests to Roblin than would have been possible had good servicing not been available and has served to strengthen Roblin's position as a service centre and thereby contributed to its growth.

1.2 Physical Setting

The Town of Roblin is located in the northwest portion of the Province of Manitoba, approximately ten miles east of the Saskatchewan border, 270 miles northwest of Winnipeg and 60 miles west of Dauphin. The Duck Mountain Provincial Forest and Park can be found approximately 22 miles north of Roblin or 10 miles northeast, depending on the route taken.

Roblin is located at the intersection of two major transportation routes, Provincial Trunk Highways 5 and 83. Highway 83 draws traffic into Roblin from the north and south while Highway 5 is a main east-west link running into Saskatchewan. These two routes have made Roblin more accessible to its hinderland. As well, the C.N.R. provides service to Roblin both for freight and passenger service. The intersection of these transportation routes in Roblin has increased its advantage in being a service area for that part of the province.

1.3 Land Features

The town is located on a moderate relief plain. To the north in the Duck Mountains and also in spots around the town, there are stands of spruce, poplar and balsam which are used in the town's lumber business. The elevation of the town is approx-

imately 1815 feet above sea level. There are no distinguishing land features except Goose Lake which lies on the southern boundary of the town.

1.4 Soils

Roblin lies at the northern end of a geological area known as the Newdale Plain which is a subsection of the Assiniboine River Plain. While information on the exact type of soil within the boundaries of the Town of Roblin is not available, it can be assumed that the soils within the town are the same as those immediately outside the borders. Testing at specific sites would provide more specific information.

Based on "The Canada-Manitoba Soil Survey - Soils of The Roblin Area 1983" the predominant type of soil is classified in the Erickson series. Soils within this series are usually well drained and have the texture of loam. The majority of soils within the Erickson series are slightly stony and moderately eroded. Usually, Erickson series soils are associated with imperfectly drained Petlura soils and poorly drained Roblin Sinnott soils. The map accompanying this report indicates these types of soils may also be within the boundaries of the town. It may be advisable that a detailed soil report precede any development.

1.5 Boundary Changes

Slow population growth in Roblin is mirrored by the fact that the town did not expand its boundaries from the time of incorporation as a village until 1962, when it became a town - a time span of 50 years. In total since 1962, there have been four boundary changes enlarging the area of the town, 3 of which have been within

the last 10 years.

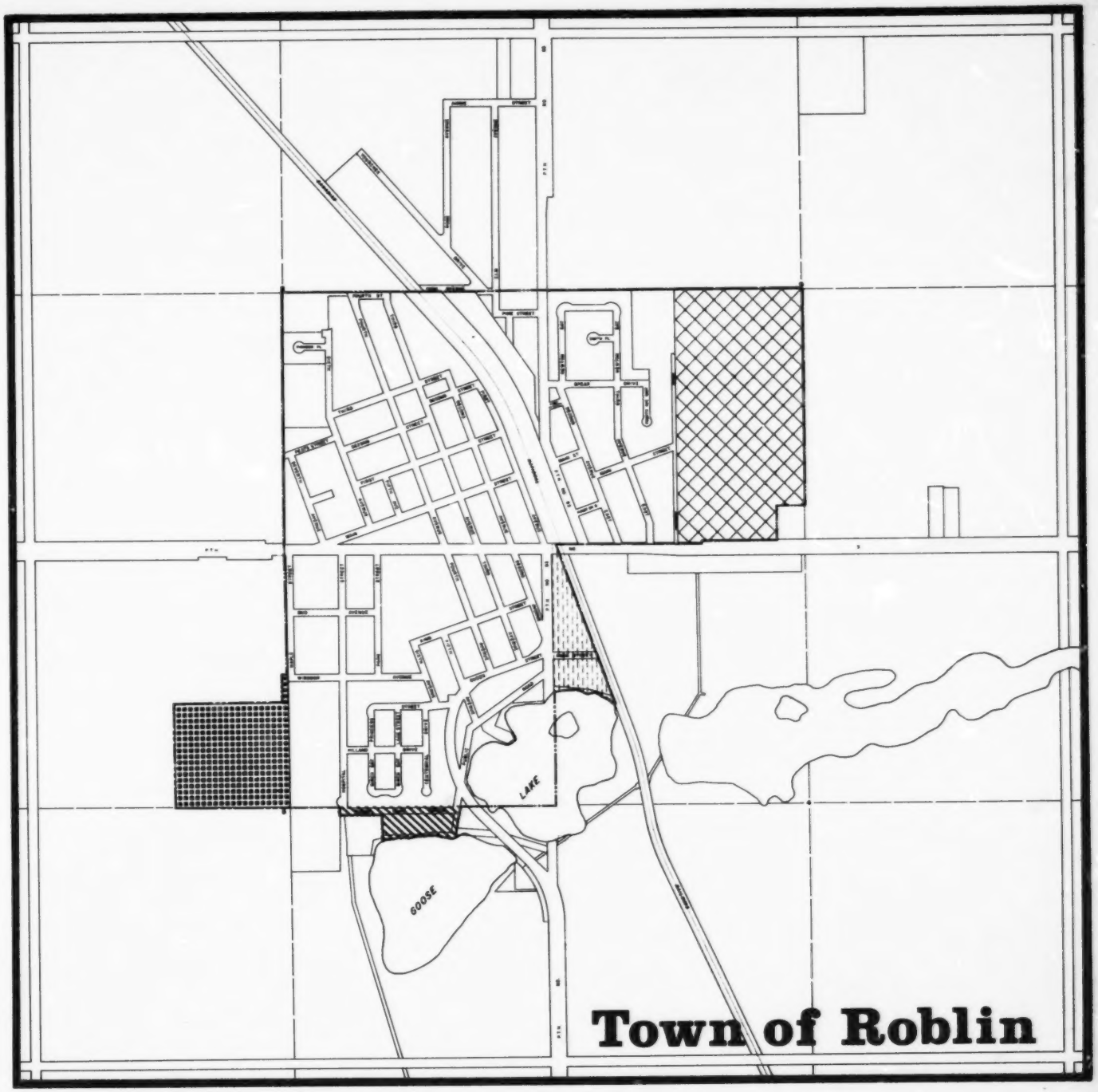
The first annexation was on May 1, 1962, when the town took in the northwest quarter of section 4, township 26, range 28. This extended the town east of highway 83 to the railroad tracks and south to the shores of Goose Lake.

On January 1, 1978, the second annexation was completed. This time the town took a large section of land north of Highway 5. It was subdivision 6 & 3 in section 9, of township 26, range 28, excepting a small portion on the most easterly corner.

The final annexation took place on June 6, 1979, when a small portion of land was incorporated into the confines of the town. This was the southeast quarter of section 5, in township 26, range 28, which included Goose Lake Drive and a public reserve lying north of this road.

The fourth annexation, recently completed, annexed land to the west where the sewage lagoons were located.

In spite of these annexations, the town is reaching a point where it will need more land to expand, especially in the residential sector. The supply of prime residential lots is depleting and the need to plan for new areas for the future is becoming evident. The future may bring another annexation for the town to alleviate this problem.



Town of Roblin

BOUNDARY CHANGES

LEGEND

- 1913
- 1962
- 1978
- 1979
- 1982

0 1/3 1/4 1/2

Scale in Miles

N

Province of Manitoba
Department of Municipal Affairs
Municipal Planning Branch
Dauphin Manitoba

MAP 2

1.6 Summary and Concerns

This section has briefly described the history of Roblin, its growth and the physical characteristics of the area. It provides a base from which to begin a more in-depth look at Roblin.

A concern that has been touched on and will be further investigated is a further annexation of land to meet the town's future needs.

Part II

ECONOMIC CHARACTERISTICS

II. ECONOMIC CHARACTERISTICS

2.1 Economic Characteristics

This particular chapter of the Roblin background study is not meant to be an in-depth economic study of the Roblin area. Technically, an economic study would provide quantitative estimates of future economic conditions and employment.

However, this section is meant to provide the reader with the various economic bases and services available in Roblin and the sectors which employ the largest amount of people.

2.2 Regional Economy

The area surrounding Roblin is primarily agricultural. Farming is of a mixed type with emphasis on grain farming. Following agriculture, forestry is the areas second largest activity with products from the forestry industry being marketed as far away as the northern United States. Other economic activities are largely service and retail oriented.

2.3 Roblin's Economic Base

Roblin, like so many other prairie centres, does not exist on its own, i.e. the town does not generate enough business within itself to keep the economy healthy. It relies heavily on its hinterland - indeed, one of its main purposes is to service that hinterland or market area. There is an interdependence between the town and the region in that the region needs the town's services and the town could not survive without the region's patronage.

Since Roblin is the focal point of the region, it relies for its livelihood on

those activities synonymous with the region. Therefore, agriculture, forestry and the servicing of those and other activities is the main economic base in Roblin. A large number of people are employed in the service sector, e.g. retail stores, implement dealers, repair shops, etc. emphasizing its importance as a service centre. A smaller portion of the population is involved in the government sector such as police and various government departments.

Since the opening of the Lake of the Prairies reservoir, Roblin has seen an increase in the tourist trade. The lake is used more and more for fishing, camping, cottaging, etc. and it is only logical that people going to use the lake stop in Roblin for supplies and other goods. As this resource becomes more developed, Roblin may see increased importance placed on the impact of the tourist trade on its economy. This is a direction in which the town is very interested.

a) Employment Structure

Tables 2 - 1 and 2 - 2 illustrate the employment structure for 1961, 1971 and 1981. The tables for 1961 and 1981 are employment by occupation while the table for 1971 is by industry as the occupational information was not available for 1971. Nevertheless, the information the tables provide is still comparable.

It can be seen that, consistently, the majority of people in the labour force are employed in service-oriented fields, whether it be retail trade or professional fields such as lawyers, doctors, etc. Second to the service field is manufacturing, craftsmen and those employed in construction. The large percentage employed in those areas is, no doubt, due to the amount of people employed at Roblin Forest

Products.

Most areas of employment have stayed consistent since 1961 with a few fluctuations, none of which are noteworthy. The employment structure is a good indication of the economy of the area and where the bulk of economic activity lies. It is evident that the livelihood of Roblin rests in service-oriented fields and in the production of some goods.

b) Characteristics of the Labour Force

Roblin's labour force has naturally increased as the population has increased. Table 2 - 4 presents the labour force figures over a 20 year period.

An investigation into the figures shows that the total labour force has increased 108% while the total population over 15 has increased by only 55%. This suggests that more people eligible for employment are actually working. The percentage of males over 15 and in the labour force rose from 60% in 1961 to 67% in 1976 to 73% in 1981; the comparable percentage of females significantly increased from 18% in 1961 to 37% in both 1976 and 1981.

Other facts this table shows are that while the unemployment rate has fallen since 1961, the actual number of unemployed has remained constant; the amount of unemployed women has risen since 1961 but fallen since 1976; the amount of unemployed men has fallen since 1961 and remained relatively constant since 1976. Unfortunately, it is not possible to determine from this table what age groups experience the highest rate of unemployment.

TABLE 2 - 1

LABOUR FORCE BY OCCUPATIONAL DIVISION 1961

	Male	Female	% Total*
Total Labour Force	278	85	
Managerial	52	2	14.8
Professional, technical	21	12	9.0
Clerical	17	15	8.8
Sales	13	12	6.8
Service and Recreation	12	33	12.3
Transportation & Communication	26	4	8.2
Farmers and farm workers	13	-	3.5
Fishermen	4	-	1.1
Miners	2	-	.5
Craftsmen, production workers	56	1	15.7
Labourers	29	4	9.0
Unemployed	33	2	9.6

* % of combined male and female figures.

TABLE 2 - 2

LABOUR FORCE BY INDUSTRIAL DIVISION 1971

	Male	Female	% Total
Total Labour Force	415	230	
Agriculture	20	-	3.1
Forestry	-	-	-
Manufacturing	60	10	10.8
Construction	55	-	8.5
Communications & Utilities	45	5	7.7
Trade	115	40	24.0
Finance, Real Estate	20	10	4.6
Community Business & Personal Services	45	135	27.9
Public Administration	30	10	6.2
Unspecified	25	20	6.9

TABLE 2 - 3

LABOUR FORCE BY OCCUPATIONAL DIVISION 1981

	Male	Female	% Total
Total Labour Force	460	300	
Occupation - not applicable	-	5	.7
All occupations	460	290	
Managerial, administration & related occupations	60	35	12.5
Teaching & related occupations	10	25	4.6
Occupations in medicine & health	15	30	6.0
Technology, social, religious, artistic & related occupations	15	5	2.6
Clerical & related occupations	25	45	9.2
Sales	45	70	15.1
Service	25	75	13.1
Primary occupations[1]	65	-	8.5
Processing	20	5	3.2
Machining, product fabricating, assembly & repair	40	5	5.9
Construction trades	70	-	9.2
Transport equipment operations	35	-	4.6
Other	35	5	5.3

[1] includes farming, horticulture, fishing, trapping, forestry and logging, mining and quarrying.

TABLE 2 - 4

POPULATION 15 YEARS & OVER BY SEX

SHOWING NUMBER & % IN LABOUR FORCE 1961 - 1981

	1961					1976					1981				
	T	M	%	F	%	T	M	%	F	%	T	M	%	F	%
Population over 15	927	461	49%	468	51%	1415	680	48%	735	52%	1435	630	44%	805	56%
Total Labour Force	363	278	77%	85	23%	725	455	63%	270	37%	755	460	61%	295	39%
Participation Rate	39.1	60.3		18.2		51.2	66.9		36.7		54.8	73		36.6	
Employed	328	245	75%	83	25%	695	445	64%	250	36%	725	445	61%	280	32%
Unemployed	35	33	94%	2	6%	30	10	33%	20	66%	35	20	57%	15	43%
Unemployed Rate	9.6	11.8		2.4		4.1	2.2		7.4		4.7	4.3		5.1	

c) Income Characteristics

Income statistics are shown for the year 1981 in Table 2 - 5. Comparison figures for Dauphin and Swan River have been shown as well in order to evaluate Roblin with other centres.

The table shows that the people in Roblin were overall, making less than those in either Dauphin or Swan River. Percentage-wise, they were making approximately 18% less in Roblin than were the people in either of the other two communities. Each individual category shows that approximately the same percentage of men are earning in the same pay range in each community except for in a few areas. However, on the female side, it can be seen that fewer women in Roblin earn amounts in the top two categories and more women earn amounts in the lower categories.

2.4 Commercial Activities

a) Roblin's Trade Area

The Town of Roblin is listed in "The Potential of Parkland" published by Parkland Regional Development Inc. as being the third main sub-regional centre in the area, following Dauphin and Swan River. It has been listed in Community Reports and government statistics as having a trading area population of 6,000. However, it is also necessary to determine the miles covered by its trading area.

In order to determine the trading area of Roblin, a gravity model using Reilly's Law of Retail Gravitation was employed. This model uses a simple mathematical formula to determine where the breaking point is between two competing trade centres. In other words, from what distance will consumers come to shop in a

TABLE 2 - 5

TOTAL INCOME 1981

	MALES				FEMALES		
	Roblin	Dauphin	Swan River		Roblin	Dauphin	Swan River
15 + with income	600	3100	1280	15 + with income	665	3275	1220
Under $2000	45	235	70	Under $1000	40	235	95
2000 - 3999	45	185	65	1000 - 1999	65	190	75
4000 - 5999	110	490	235	2000 - 2999	75	245	75
6000 - 9999	85	400	210	3000 - 3999	40	250	105
10,000 - 14,999	155	570	215	4000 - 5999	80	910	325
15,000 - 19,999	65	385	190	6000 - 7999	190	300	130
20,000 - 24,999	30	350	115	8000 - 9999	70	315	100
25,000 +	80	480	170	10,000 - 14,999	55	485	190
				15,000 +	45	345	120
Average income	12,231	14,391	14,358	Average income	5,717	7,459	7,450
Median income	10,711	12,050	12,102	Median income	4,406	5,424	5,412

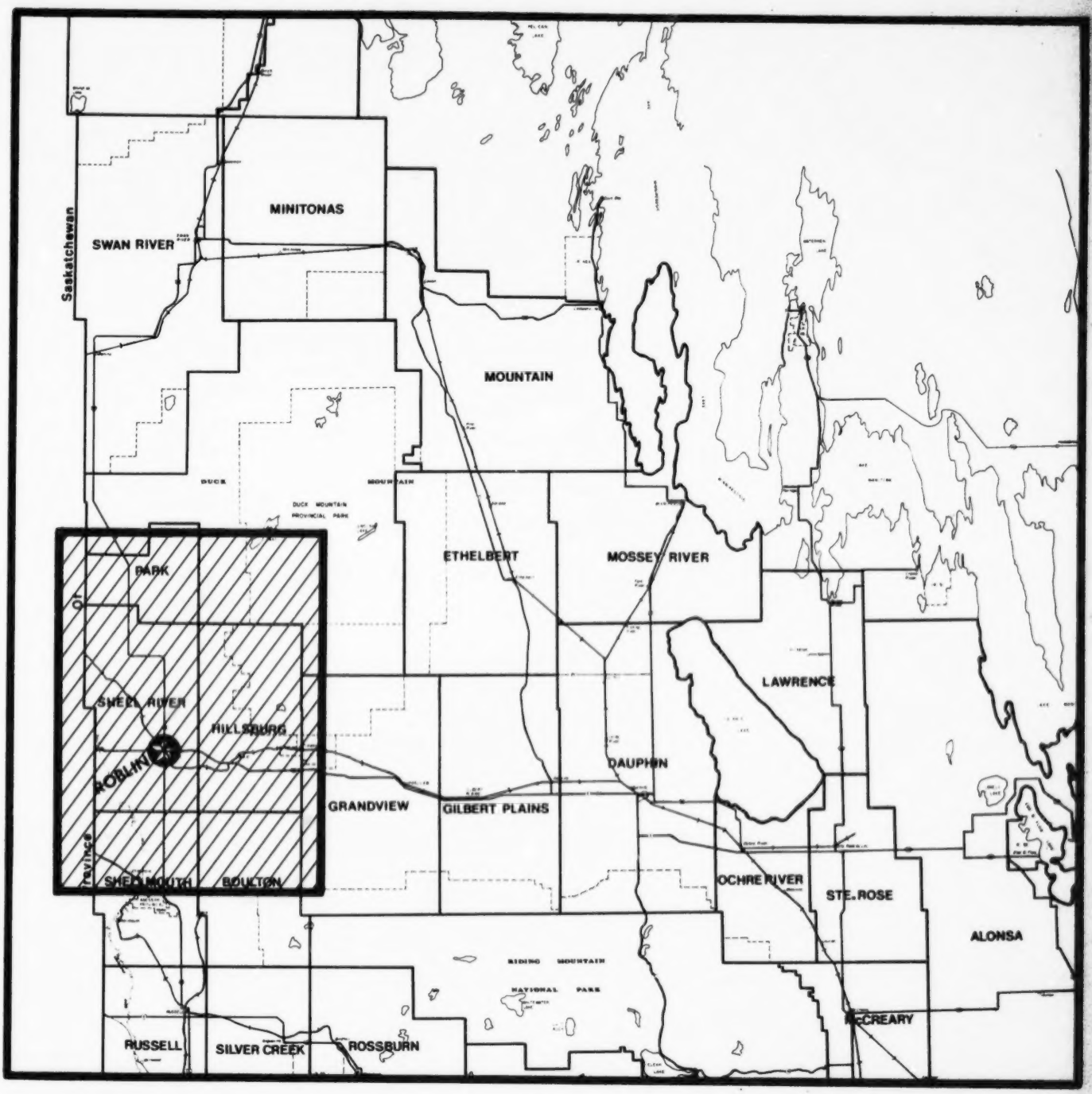
particular centre or go elsewhere. This method was followed with the following results:

1. in the east - Dauphin was used as the competing centre and it was found that people from 18 miles east of Roblin would travel there to shop.
2. in the north - Swan River was used as the next attraction in the north and it was discovered the breaking point between the two was 25 miles.
3. in the south - Russell was used as the competing centre of attraction south of Roblin. According to the gravity model, the breaking point is 14 miles north of Russell.
4. in the west - an estimation of the western boundary of the trading area was 12 miles which barely extends over the Manitoba-Saskatchewan border.

The area arrived at by the gravity model is not necessarily the only area from which Roblin attracts shoppers. In fact, those living outside of this delineated area possibly do shop in Roblin. As well, certain specialized services such as medical, dental and legal usually draw on a much larger area. However, the area described here can be considered to be a good estimate of the area known as Roblin's trading area and serves adequately for the purposes of this study.

b) Agricultural Sector

Since Roblin services a large agricultural area, it has a great number of agri-business facilities. Within the town there are four implement dealers, four bulk



TRADE AREA

LEGEND

Town of Roblin Trade Area

0 6 12 18 24

Scale in Miles

N

Province of Manitoba
Department of Municipal Affairs
Municipal Planning Branch
Dauphin Manitoba

MAP 3

oil dealers, four grain elevators, an egg grading station, etc. There are, of course, other services indirectly related to agriculture which will be accounted for later on. Since the above services are essential to the agribusiness, their importance has not declined over the past five years nor is it likely to if agriculture remains as the prominent industry in the area.

c) Government and Institutional Sector

i) Government

As far as government services existing in Roblin, there are five RCMP officers who police the area, an office of the Department of Agriculture, the Department of Highways and Transportation, the Department of Natural Resources, an outlet of the Liquor Commission, a representative of Manitoba Hydro and services provided by Community Health Programs Division.

ii) Health Care

In the area of health care, there is a 25 bed hospital, two senior citizens homes (one a 33 unit home and the other a 36 unit home), one 30 bed personal care home and medical and dental clinics. Representatives of the Department of Health run areas of specialization in child and family services, a lab and x-ray unit, mental health and retardation services and a public health unit. There is also one ambulance.

iii) Education

Roblin has one elementary school, one high school and one private school which serves approximately 1000 students drawn from the area, most of whom are brought in by bus. The private school, named St. Vladimir's College, is a Ukrainian Catholic boy's high school and is, legally, situated in the R. M. There is

also a nursery school for pre-schoolers.

iv) Religion

Roblin has a vast array of churches for a community of its size. There are 10 churches and affiliated organizations in the faiths of Anglican, Catholic, Evangelical Mission, Greek Orthodox, Jehovah's Witnesses, Lutheran, Methodist, Mennonite, Pentecostal and United.

v) Miscellaneous

In addition to the aforementioned services, there is one library and three assembly halls with a total capacity of 500.

For fire protection services, the town has two fire trucks staffed by eighteen volunteers. There is garbage disposal weekly for residents, bi-weekly for commercial areas and daily for restaurants.

It can be seen then that, as with the retail sector, there are wide-ranging services available in the government and institutional areas. Residents of the area appear to have a good supply of services in Roblin which are readily available to them.

2.5 Industrial Activities

While some of the following activities may not be traditionally industrial, they are listed here as industrial activities since they are major employers in the area. They are not all within the confines of the town but, nevertheless, have considerable influence on its economy. These companies are:

1. Canadian Fulcon Fabricators Ltd. - manufactures plastic products and employs six people.
2. Manitoba Dairy and Poultry Co-operative Ltd. - produces milk, butter,

ice cream, eggs, etc. and employs four full-time and five part-time employees.

3. Parkland Bakery of Roblin Ltd. - baked goods manufacturer; employs four full-time and five part-time employees.
4. Roblin Auction Mart - employs two full-time and ten part-time people.
5. Roblin Forest Products - manufactures pressure treated wood products and employs 53 people.
6. Roblin Meat Processors - employs two full-time and two part-time people.
7. Roblin News - printing service with two employees.
8. Roblin Sash & Door - woodworking company with one employee.

Obviously, the Roblin Forest Products plant employs the largest number of people emphasizing that forestry and its products are one of the main activities of the area. Indeed, next to agriculture, forestry is the most important economic venture in Roblin.

2.6 Summary and Concerns

For a town of moderate size such as Roblin, it has a good array of services and retail outlets. These services show no sign of deteriorating and indeed should continue to flourish. Considering that the population is expected to grow steadily, it could be said that the same will be true of the retail and service sector.

The trading area does not appear to be shrinking either and it is possible that it could even be extended if the total area continued to grow. It is not anticipated that the area will experience any great growth and therefore have need of

extra services, such as certain specialty stores, which are habitual to larger centres but Roblin should experience the continuation of a healthy service and retail sector.

As far as industry is concerned, the amount that an area wants depends largely on the residents of that area and how the area attracts industry. Roblin has a moderate amount of industry and could expand more in this area if so desired. The land requirements for such a move are discussed in a later section.

Some concerns discovered in this area were:

1. More industrial growth was definitely a concern as well as a goal in Roblin. The town is a member of the Parkland Regional Development Inc. and has also formed a sub-committee of that group entitled Inter-Park West which deals specifically with growth potential in the Roblin region.
2. Future expansion of the air services since so much transportation is provided by air. Roblin could investigate this possibility as an attraction for more business to the area.

BUSINESS & PROFESSIONAL SERVICES

Apparel & Accessories Group

- Fabric Stores - 2
- Family Clothing - 5
- Jewellry - 2

Automotive Group

- Parts & Accessories - 2
- Body Repair - 2
- Bulk Oil Dealers - 4
- Car Wash - 1
- Implement Dealers - 4
- Motor Vehicle Dealers - 3
- Service Stations - 6
- Tire Sales - 1

Building & Hardware Group

- Building Contractors - 3
- Hardwares - 2
- Lumber Yards - 1
- Woodworking - 1

Food & Beverages

- Bakeries - 1
- Eating Places - 6
- Eating Places with Beverage - 2
- Grocery Stores - 2
- Liquor Commission - 1
- Meat Markets - 1
- Supermarkets - 2

Home Accessories Group

- Carpets & Draperies - 1
- Electrical Appliances - 4
- Furniture Stores - 2
- T.V. & Radio - 1

Professional & Financial Group

- Accountants - 2
- Dentists - 4
- Lawyers - 2

Professional & Financial Group (con't)

- Medical Doctors - 2
- Veterinarians - 2
- Banks - 1
- Credit Unions - 1

Other Groups

- Barber Shops - 2
- Beauty Parlours - 6
- Billiard Parlours - 1
- Laundries - 2
- Catalogue Sales Office - 1
- Drug Stores - 2
- Dry Cleaners - 1
- Egg Grading - 1
- Electrical Contractors - 3
- Fertilizers - 3
- Florists - 2
- Funeral Service - 1
- Grain Elevators - 4
- Hatcheries - 1
- Hobby Shops - 1
- Insurance & Real Estate - 3
- Machine Shops - 3
- Painters & Decorators - 2
- Photographers - 1
- Plumbing & Heating - 2
- Printers - 2
- Sporting Goods - 1
- Theatres - 1
- Travel Agents - 2

Source: Community Report, 1982

Part III

POPULATION CHARACTERISTICS

III. POPULATION CHARACTERISTICS

3.1 Introduction

Integral to any study of an area is an investigation of population growth and trends revealed in past growth. This section will deal with population trends and growth in Roblin, the significance of which will be seen in later sections as population growth or lack of it determines development in other areas.

3.2 Population Growth

a) Past Trends

Data for past population figures is only available to 1951 so that trends can be observed over a 30 year period. While this is not a long enough time period for true historical growth trends to appear, it is a long enough period in which to observe any emerging trends.

The rate of growth for Roblin can be seen in Table 3 - 1. The community has undergone steady growth since 1951 with the greatest growth being during their two periods of annexation, i.e. 1961 - 1966 and 1971 - 1976. Other than these two periods of increased growth, Roblin has experienced a steady growth rate of approximately 2.2% from 1956 to 1981. It should also be noted that, while population is on a general upward trend, the town experienced a drop in population in the period 1976 - 1981. Nevertheless, the figures in population indicate that the town is developing at a steady rate and experiencing a population increase that can easily be planned for.

Average from : 1956 - 1971 = 3%

1971 - 1981 = 1.3%

TABLE 3 - 1
POPULATION GROWTH

Year	Pop.	Increase	% Increase	Average Annual % Increase
1951	1055			
1956	1173	118	11.1	2.2
1961	1368	195	16.6	3.2
1966	1617	249	18.2	3.6
1971	1755	138	8.5	1.7
1976	1971	216	12.3	2.5
1981	1953	- 18	- .9	- .2

b) Comparative Data

A table has been drawn up comparing growth rates of Roblin, two towns of comparable size, the R. M. and the province. Therefore, four relevant comparisons of Roblin's population growth are made in Table 3 - 2.

Russell and Ste. Rose were chosen as two towns within the area which were similar to Roblin in situation. All are relatively small yet moderatly prosperous. However, on examination of the data, it can be seen that Roblin has experienced much more growth percentage wise than either of the other towns. Even if the annexations are discounted, Roblin is still a faster growing community than either Russell or Ste. Rose du Lac.

As the major centre in the Parkland, Dauphin is a valid measure against which Roblin can be evaluated. The chart shows that Roblin is growing more steadily and at a greater rate then Dauphin, even though both have experienced some decline in the period 1976 - 1981. Roblin is also far surpassing the growth rates of either the municipality or the province. In comparing municipality and town rates, however, it must be remembered that three times Roblin has annexed land belonging to the municipality thereby increasing the town's population suddenly and reducing that of the municipality. Even so, Roblin has experienced increasing growth while the population of Shell River has been steadily declining. This decrease may impact on Roblin if it continues into the future.

TABLE 3 - 2

COMPARATIVE DATA

	Roblin		Russell		Ste. Rose		Dauphin		R.M. Shell River		Manitoba	
Year	Pop.	% change	Pop.	% change	Pop.	% change	Pop.	% change	Pop.	% change	Pop.	% change
1956	1173		1227		740		6300		2099		850,000	
1961	1368	16.6	1263	2.9	790	6.7	7374	17.0	1837	- 12.4	921,686	8.4
1966	1617	18.2	1511	19.6	792	.2	8469	14.8	1668	- 9.1	963,066	4.5
1971	1755	8.5	1530	1.2	818	3.2	8950	5.6	1435	- 13.9	988,247	2.6
1976	1971	12.3	1520	- .6	905	10.6	9115	1.8	1274	- 11.2	1,005,953	2.0
1981	1953	- .9	1660	9.2	1090	20.4	8971	- 1.5	1161	- 8.9	1,026,241	2.0
Total Change 1956-1981		66.5%		35.2%		47.2%		42.3%		- 44.6%		20.7%

TABLE 3 - 3

POPULATION DISTRIBUTION BY AGE 1961 - 1981

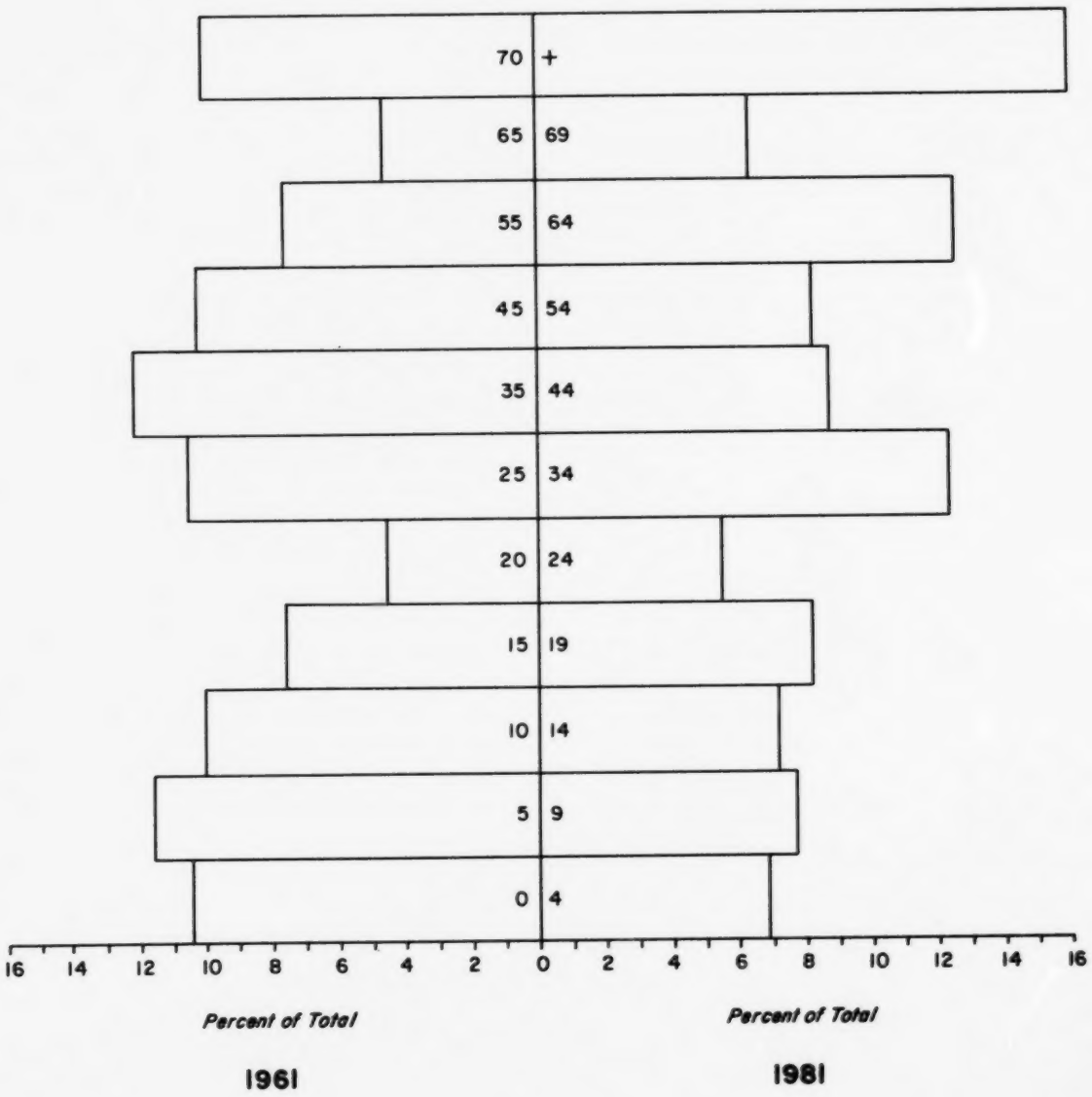
	1961		1966		1971		1976		1981	
Age Group	No. Pers.	%	No. Pers.	%	No. Pers.	%	No. Pers.	%	No. Pers.	%
0 - 4	143	10.4	154	9.5	140	7.9	180	9.1	135	6.9
5 - 9	158	11.5	160	9.8	155	8.8	150	7.6	150	7.7
10 - 14	138	10.0	171	10.5	170	9.6	165	8.3	135	6.9
15 - 19	104	7.6	144	8.9	160	9.0	180	9.1	160	8.2
20 - 24	64	4.6	74	4.5	130	7.3	145	7.3	105	5.4
25 - 34	146	10.6	158	9.7	160	9.0	245	12.4	240	12.3
35 - 44	168	12.2	193	11.9	155	8.8	155	7.8	175	9.0
45 - 54	140	10.2	155	9.5	185	10.5	200	10.1	160	8.2
55 - 64	106	7.7	164	10.1	200	11.3	210	10.6	245	12.6
65 - 59	64	4.6	58	3.5	90	5.1	105	5.3	125	6.4
70 +	137	10.0	186	11.5	215	12.2	235	11.9	310	15.9
Total	1368		1617		1760		1970		1940	

(Factor used in % is 1953)

Source: Statistics Canada

FIGURE 1

TOWN OF ROBLIN-AGE GROUPING BY PERCENT OF TOTAL



3.3 Population Composition and Distribution

a) Age Groupings

Table 3 - 3 sets out the population by age from 1961 - 1981. It does not reveal any remarkable increase or decline in any one particular group. There is an increase in the age groups from 15 - 34 illustrating that younger people with children are moving into the area. It should also be noted that a considerable concentration of the population (28%) is in the groups of 50 to over 70 and that this group has increased since 1961. This is a consistent trend found in most rural communities as residents of surrounding rural areas retire to the nearest community.

b) Family and Household Size

Tables 3 - 4 and 3 - 5 illustrate the change in these two areas since 1961. Both the number of families and number of households has increased markedly while the average number in both has decreased. This is most likely as a result of changing social conditions where the number of children per family is decreasing. Table 3 - 6 shows that the number of families with more than 2 children has decreased significantly thereby accounting for the reduced average of persons per family.

3.4 Population Projection

A population projection is a device which attempts to predict what the population will be in an area in a certain number of years. Unless an area experiences rapid growth or large annexations, a projection can be assumed to be reasonably accurate. It is, essentially, examining the trends of the past and applying them to the future.

TABLE 3 - 4

.FAMILY SIZE

	1961	1966	1971	1976	1981
Total No.	330	391	440	515	515
Average No. Persons /family	3.6	3.6	3.3	3.2	3.1

% change in total - 56% % change in average no. - -13.9%

TABLE 3 - 5

HOUSEHOLD SIZE

	1961	1966	1971	1976	1981
Total No.	387	505	596	710	765
Average No. Persons /household	3.4	3.1	2.9	2.7	2.5

% change in total - 97.7%

% change in average no./household - -26.5%

TABLE 3 - 6

FAMILIES BY NO. OF CHILDREN AT HOME

	1961		1976		1981	
Total Families	No.	% Total	No.	% Total	No.	% Total
Total Families	330		515		515	
0	125	37.8	200	38.8	210	40.1
1	61	18.4	125	24.2	115	22.3
2	55	16.6	100	19.4	115	22.3
3 - 4	65	19.6	80	15.5	75	14.6
5 +	24	7.2	15	2.9	5	1.0

As was discovered earlier, Roblin has been growing steadily, if slowly, over the past thirty years. During the years 1951 - 1981, the population increased by 898 people. This becomes a yearly average increase of 30 people or a growth rate of 2.8%. If it is assumed that Roblin will continue to grow at the same rate over the next 25 years, a straight-line projection can be made. This is done on the accompanying table which shows that, all things being equal, Roblin could expect a population of 2553 by the year 2001.

An alternate method of calculation is to apply the average percentage increase to the growth figure thereby arriving at a different solution. The growth is projected by this method as being greater with an expected 3298 residents by 2001.

Regardless of which method is used, population in Roblin should experience a mild increase over the next 25 years -- a situation which it has been experiencing up until now.

STRAIGHT-LINE POPULATION PROJECTION

Average yearly increase - 30 Average increase/5 yrs. - 150
Growth Rate - 2.8%

Actual	Projected
1951 - 1055	1986 - 2103
1956 - 1173	1991 - 2253
1961 - 1368	1996 - 2403
1966 - 1617	2001 - 2553
1971 - 1753	
1976 - 1974	
1981 - 1953	

Growth Rate - 2.8%

Actual	Projected
1961 - 1368	1986 - 2226
1966 - 1617	1991 - 2538
1971 - 1753	1996 - 2893
1976 - 1974	2001 - 3298
1981 - 1953	

3.5 Summary and Concerns

From the information provided in this section, it can be seen that the town of Roblin is an enterprising community. During the next 25 years, the town should continue to develop at a steady, if slow, rate. Compared to other communities in the area, it is growing at a faster rate. It has also been seen in the data that a greater number of young people with families are moving into the area thereby ensuring that the town will have a young base with room for growth for some years. However, there are also a large amount of elderly persons living in the area and their needs must be considered as well.

This projection is by no means meant to be a static one. Changing conditions and unforeseen events could easily alter the projected outcome. For this reason, these figures should be re-evaluated at five year intervals. However, at this time, these figures provide the basis of information. Based on this information, certain considerations for development may be put forth:

1. The large amount of elderly citizens should be considered in service decisions and their special needs not forgotten.
2. On the other hand, a younger population will demand certain other

facilities associated with the raising of children, e.g. schools, swimming pools, and this groups considerable influence will be felt.

3. While the town will undergo growth, the extent of that growth should not be over estimated nor preparations for it over-zealous.

Part IV

LAND USE

IV. LAND USE

Land use studies identify what type of developments i.e. residential, commercial, industrial etc. are located in which areas, whereby directions of development can be planned and problem areas can be diagnosed.

This chapter will outline the present land use in Roblin according to type and try to pinpoint some of the areas which present problems and need improvement.

4.1 Residential

Generally the majority of land within the limits of any town is used for residential purposes and Roblin is no exception to this. In fact, many other facilities e.g. recreation, commercial areas, etc. are dependent on the location of residential areas thereby making the selection of these areas highly influential on other facets of land use.

As would be expected, a large deal of the land in Roblin is used for residential housing. In fact, 177.4 acres are used in residential development. This is 34.2% of the total land. Most of the houses are situated in older residential areas but there are some areas of new development. These are to be found in the northeastern area of town (Newton Bay) which was built in 1978 - 80 and the southwestern portion (Birch Bay, Hilland Dr.) which was built in approximately 1975. These two areas contrast markedly in design with the rest of town. The town is modelled on a basic grid pattern while these newer subdivisions are in the curving, cul-de-sac design identified with more recent developments.

As in most small, rural towns, the majority of housing is of the single family

TABLE 4 - 1

DWELLING UNITS BY TYPE

Year	Total	Single Detached	Single Attached	Apt.	Duplex	Mobile
1966	505	419	25	21	34	6
1971	590	495	10	40	25	20
1976	715	560	15	75	15	50
1981	770	605	15	95	-	-[1]
% increase	52.4	44.4	-40	352	-56 (to 1976)	733 (to 1976)

TABLE 4 - 2

DWELLING UNITS BY TENURE

Year	Own	% Total	Rent	% Total
1961	292	75.4	95	24.5
1966	351	69.5	154	30.4
1971	402	67.9	190	32.0
1976	490	69.0	220	31.0
1981	535	69.1	230	30.0
% increase	83.2%		142%	

[1] 1981 data has not separated mobile units from other types of dwellings.

detached variety. There is a mix of other types -- duplex, apartment and mobile home -- but on a lesser scale. However, as Table 4-1 illustrates, these types of dwellings are increasing in number - for example, apartments increased from 1966 to 1981 by 352%. While the popularity of attached units, apartments, etc. is increasing, the most enduring form of dwelling by far is the single detached unit.

Table 4-2 illustrates that while ownership is still the prominent form of tenure in Roblin, renting is maintaining it's popularity while the number of people renting has increased 142% and ownership is up by 83.2%, each form of tenure consistently occupies the same share of the market.

To accommodate the large amount of senior citizens residing in Roblin, there are three senior citizen homes. Two of these are actual apartment complexes - one a thirty-six unit building and the second a thirty-three unit building. Both are new and well-kept. The third is a thirty bed facility attached to the hospital to provide for those elderly people who need more supervised care.

Quality of housing varies widely from extremely well-kept to poor condition. There is no one area which stands out as in poor conditions but rather older houses are intermingled with more modern stock. This leads to variation in appearance on the streets. As for vacant lots, in total, ninety-eight were counted, many in new areas and some as infill lots. This count should be qualified by the following considerations - some lots are very small and may require doubling to achieve an adequate building lot, some may be undesirable due to low lying topography and some are in undesirable locations. Nevertheless, ninety-eight lots

legally exist for development.

On review, there does not appear to be any shortages of dwelling units in the town and, considering the slow growth anticipated in the population chapter, there should not be a shortage in the future. There are lots in the newer subdivisions, particularly in the Newton Bay area, which have not been built on yet and there are also lots closer to the central core in more established residential areas which have vacant buildings on them and could be re-developed.

However, if further residential land is needed, there is only one way in which the town could develop. There is land already annexed in the eastern section of town fronting on Highway 5 and bordered by Greenaway Avenue. The land is easily serviced and accessible. However, it is in the opposite side of town from both schools and most of the recreation areas and may not be commercially successful for traditional lots. It may be used for larger lot subdivisions or some alternate form of housing development.

Other than this one block of vacant land, Roblin has virtually no available land for residential expansion. All lands within the town boundaries are developed, with the exception of that mentioned earlier, leaving all developable land outside the town in the rural municipality. This fact is very evident in the engineering report appended to this study.

If the town were to acquire land for residential expansion, the most desirable areas lie in the west since they are easily serviced and are close to school and

recreational facilities. In addition, demand for housing in this area has proven to be highest. The area around Goose Lake may also be a desirable location for residential development but may present some servicing problems.

4.2 Commercial

Commercial usage of land is centred in the central business area on Main Street and for one block on either side of the street. Commercial activities are in the form of implement dealers, banks, hotels, clothing and drug stores to municipal and town offices and a social drop-in centre called the Over 50 Club. All lots are taken, completely filling in the core area. Commercial activities account for 4.8% of total land.

Outside of the downtown area, there are various scattered commercial interests. There is some strip highway development which consists mostly of implement dealers, gas stations and storage tanks and a motel. Generally, however, commercial activities have been confined to the downtown area resulting in a strong central business area.

In order to maintain a strong central business area, the actual area should be defined to delineate those properties which are for commercial use and those which are for residential usage. Future highway commercial areas may be considered east and west of town where present usage exists. The impact of a highway commercial area west of town on potential residential development should be considered.

4.3 Industrial

Within the limits of the town boundary there is really only one area which is strictly industrial. This is an area situated along the tracks where Cargill and Manitoba Pool grain elevators can be found, as well as Esso and Co-op bulk oil buildings and a fertilizer company. Within the town, 4.8% of total land is used for industrial purposes.

Outside the bounds of the town lying legally in the R. M. of Shell River is another industrial area. While it does not fall under the jurisdiction of the town, it does have an affect on Roblin and should be taken into consideration.

There are various concerns within this area, notably that of Roblin Forest Products. There are various large buildings used as storage by trucking and construction firms, a salvage operation, a welding shop and, incongrously, a cemetery. As well, mixed in with these industrial usages are a few residential units.

Generally, this area is well located for industrial uses. It does not pose substantial problems to the town in terms of pollution, either visually or atmospherically, and provides easy access for employees who live in Roblin. However, within the industrial area, standards of development could be improved. If the Roblin area wishes to attract new industry and thereby more growth, it should have a suitable area for industry to establish itself. This area has potential but may need more control and rehabilitation so that it could become a viable industrial area. This area shows the greatest promise for situating future industrial uses.

Another industrial concern lies just outside the town limits as well on the northwestern corner of Goose Lake. This is a concrete plant which is bounded by a residential area on one side and a recreation area in the form of a pool and arena on the other. It may be advisable to control the type of growth surrounding this plant to avoid any incompatible development in the future.

One final area of industrial concern is an L-shaped location on Third Street where Roblin Trucking and Roblin Meat Processing are located.

All in all, it appears that industrial activities affecting the town of Roblin, albeit just outside the town limits, have been largely uncontrolled in regards to standards of development. In order to avoid future clashing or usage, industrial developments should be more closely monitored. Also, to reiterate, it may be advisable to consider keeping the industrial area already in existence as the prime industrial area in Roblin. Since the land legally lies in the R. M., cooperation between the town and the R. M. at the District level is available to properly develop this area.

In 1975, a study of industrial park sites in Roblin was done by the Municipal Planning Branch in Dauphin. Concerning the existing industrial area north of the town, it says, "This location could be slowly converted to an industrial park. Access can be readily provided from both the highway and the railway. The only drawback is the location upwind from the prevailing winds". (p.2).

Nevertheless, this study did not consider this location the best area for indus-

trial development but chose a section of land southeast of town on the shores of Goose Lake. The site already in existence was criticized mainly because it was partially inhabited and has a number of various owners. However, the location is just as good as that southeast of Goose Lake, the utilities, or lack of them, are equal and accessibility is as good as any other location in the study. The Board will have to consider whether it wants to see other lands develop into industrial areas or concentrate industrial growth in the existing area.

TABLE 4 - 3

LAND USE PERCENTAGES

Type	Acreage	% of Total
Churches & Church Property	4.7	.9%
Hospitals & Institutions	5.8	1.1%
Halls	.8	.2%
Schools	23.3	4.5%
Park	37.9	7.3%
Public Utilities	3.5	.7%
Public Buildings	1.6	.3%
Commercial	24.9	4.8%
Residential	177.4	34.2%
Industrial	25.0	4.8%
Open Space	101.0	19.5%
Streets & Lanes	112.1	21.6%

Total acreage: 518 acres.

4.4 Recreation

On review of the zoning map in the 1971 district plan, it appears to provide ample area for recreational areas but, in actuality, this is somewhat deceiving.

Two large parcels of PR land are taken up by the schools and others, notably at Third and King, are largely empty, swampy lots.

Actual recreation areas consist of the arena and outdoor pool located south of the high school, a picnic area on the shores of Goose Lake and two tot lots - one located on Third Avenue near Highway 5 and the other larger area at the corner of Second Street and Sixth Avenue. Other than these areas, there are no organized areas set aside for the purpose of recreational use. It is interesting to note that all the areas used for parks and/or recreation are south of Highway 5, leaving the northern area devoid of any recreational facilities except for some public reserve land in the northeast. Out of the total land area, 7.3% is used as park and recreational area.

There are two areas which could undergo development for recreation in the near future. The first is the area of the old lagoons. These lagoons have been drained and a plan for the area drawn up by a recreational consultant. The town intends to implement this plan over time as money permits. The second area is along the shores of Goose Lake. Presently, there is moderate camping and picnicing but it may be possible in the future to use Goose Lake for water skiing, boating, etc. as water quality improves. With some rehabilitative work along the shore, this area has the potential for being a pleasant recreational area.

4.5 Institutional - Community Churches

There are eight church buildings in town located variously around the area but there are ten registered denominations. These are:

1. Methodist
2. Lutheran
3. Ukrainian Catholic
4. Pentecostal
5. United
6. Roman Catholic
7. Evangelical
8. Anglican
9. Mennonite
10. Jehovah's Witness.

Some of these denominations have their buildings outside the confines of the town but, inevitably, they draw on the population of the town to form the various congregations.

- Health Care

Roblin has one hospital with 25 beds which is part of the complex that houses the personal care home as well. It is a new facility which will not need replacement or major repairs in the foreseeable future. It has adequate beds to accommodate moderate growth of the town and no problems with this facility are anticipated.

It was suggested, however, that the establishment of a medical centre run jointly by the province and the hospital board providing modern medical facilities would attract more doctors to Roblin and, more importantly, keep them for some length of time.

In addition, there is a family medical centre located on PTH 83 and Main Street which houses two doctors and a dental centre located on Main Street.

The ambulance service is run by the community and is housed in the firehall located on PTH 5.

- Fire Protection

The fire protection service is a voluntary one but there is a new firehall, at the aforementioned site, which houses the trucks and is the centre of the service.

- Police Protection

Five R.C.M.P. officers have their headquarters in a building located on Second Avenue.

- Educational

There are two public schools and one private facility. The public elementary and high school are located southwest of the main commercial area and relatively close to each other. A private boy's school, called St. Vladimir's, is within the R. M. but draws largely on local students and services. It is located on PTH 83 directly north of the new Newton Bay residential area.

Roblin is part of the Intermountain School Division No. 36 and, therefore, is administered by that division which has its office in Grandview. Roblin's two schools, Roblin Elementary and Goose Lake High, are the major schools in this division in that they are the largest and attract the largest number of students from

a wide area. Figures on enrollment obtained from the division and illustrated on the following table show a decline in enrollment over 10 years of 30.1% at Goose Lake High and 20% at Roblin Elementary. These diminishing figures may not be due to a declining population in Roblin but to that of the region as a whole. These figures may suggest some directions for the future.

TABLE 4 - 4

SCHOOL ENROLLMENT 1975 - 1981

Year	Goose Lake High	% Change	Roblin Elementary	% Change
1975	607		638	
1977	553	- 9%	592	- 7.2%
1979	488	-11.8%	546	- 7.8%
1984	435	-10.8%	500	- 8.4%
1985	421	- 3.2%	510	2%

Source: Intermountain School Division 36

The area that the Roblin schools draw on takes in Boggy Creek, up to the Saskatchewan border, Dropmore, Riding Mountain Park, Shortdale and some students from Grandview and Gilbert Plains. The area is a large one and, as a result of being so spread out, the children must be bussed in.

- Government Buildings

Both the town and R. M. maintain offices in Roblin - the former being on First Avenue and the latter on Main Street. As well, there is a water treatment plant and town garage on PTH 5 and Park Street.

Provincial and federal offices in Roblin are as follows:

1. Department of Agriculture on First Street
2. Mines and Resources compound on Centennial Drive
3. Department of Highways complex in the R. M. within the confines of the industrial area
4. Liquor Control Commission outlet at First Avenue and Main Street
5. Post Office at the corner of Main and Third Avenue.

4.6 Fringe Area

Since a great deal of land within town boundaries is developed, the town should be concerned with lands immediately outside their boundaries as they are potential annexation areas. In addition, development here will greatly affect the town's residents.

There is some development around the town which has set a course for future development. The NE ¼ of Section 8-26-28WPM is taken up by industrial uses with the exception of a small corner. The adjoining quarter contains St. Vladimir's College and a cemetery but is otherwise undeveloped. Land adjoining Highway 5 east has some highway commercial development and a subdivision of 14 lots. Some minor development occurs on Highway 5 west.

Other than these above mentioned development, land surrounding Roblin is undeveloped. The Town may wish to examine the engineers report and the pattern of land use and bring any concerns and/or plans for future development to the District Board.

4.7 Building Permits and Subdivision

Table 4 - 5 illustrates a sampling of the number and value of building permits issued within the town in 1976, 1980 and 1984. They reveal a trend that occured practically nation wide. The seventies were active for construction thus a high value and high number of permits; 1980 was a year of high interest rates thus a declining value and number; 1984 saw a bit of recovery thus a higher value of permits. One point of note is that the number of permits fell by 1 between 1980 and 1984 but that the value of total permits increased by 27%. The percentage of the total value taken up by residential homes was decreased.

Table 4 - 6 lists subdivision activity and the number of newly created lots from 1976 - 1984. There were a total of 44 lots created since 1976, 89% of which were residential. This is a considerable number of lots for a small centre and indicates a recurring demand for lots. The abscence of any further residential subdivisions indicates either an over abundance of supply or a lack of suitable areas.

TABLE 4 - 5

BUILDING PERMITS

Year	Total Permits	Total Value	Permits for Single Detached	% Total
1976	44	$1,109,950.00	19	43%
1980	19	$ 159,176.00	5	26%
1984	18	$ 202,544.00	4	22%

TABLE 4 - 6

SUBDIVISION ACTIVITY

Year	No. & Type of Lots	Total of Newly Created Lots
1976	1 addition to a lot 9 lot residential	9
1977	4 lot realignments 3 lots residential 2 lots residential (senior citizens) 1 lot residential 5 lots residential 1 lot commercial	12
1978	1 lot commercial 1 lot recreational 1 lot residential - enlarged 2 lots residential	4
1979	3 lots residential 1 lot residential	4
1980	1 lot residential 1 lot commercial 3 lots residential 1 lot realigned	5
1981	1 lot residential	1
1982	2 lots residential 1 lot residential	3
1983	5 lots residential 1 lot commercial	6
1984	no subdivisions	-
Total 1976 - 1984		44

TOTALS BASED ON TYPES

Residential	39
Commercial	4
Industrial	-
Parks & Recreation	1
	44

4.8 Summary and Concerns

This chapter has looked at the land usage and general pattern of development within the Town of Roblin and the area immediately surrounding. A number of issues have been raised as follows:

1. Roblin has fully developed almost to its boundaries. It has very little room for expansion and must either negotiate suitable development arrangements for lands surrounding it with the R. M. of Shell River or annex land.
2. Residential development should be encouraged in the southwestern area as this area is easily serviced and has proven to be the most popular. Infill, where possible, should be encouraged.
3. A definite boundary for downtown commercial usage should be established to strengthen the central business area. Boundaries and areas of highway commercial usage should also be established.
4. Controls and standards for industrial areas should be considered to strengthen the industrial area and to separate it from other non-compatible uses.
5. Consideration may be given to increasing small park and recreational areas in the residential area north of Highway 5. Major facilities are well placed and centrally located. Continuous recreational assessment should be followed. Development around Goose Lake may be considered.
6. Continued negotiation at the District level is necessary to ensure unsatisfactory developments do not establish close to the town.

Part V

FINANCIAL ASPECTS

V. FINANCIAL ASPECTS

5.1 Purpose

The purpose of this particular section is to examine the financial situation of Roblin over the past few years. This is not meant to be an indepth study but a superficial one. The data for observation has been taken from Statistical Information published by the provincial government.

5.2 Assessment Base

Data has been collected from 1972 to 1984 which provides for an adequate range of time in which to compare statistics. As Table 5 - 1 shows, the assessment base has been steadily rising since 1972. The total assessment (based on land, building and personal property) has risen by almost 2 million dollars or 60%. Business assessment also showed a substantial increase of about $130,000 or 113%. The fact that all areas of assessment have risen significantly over 12 years is due to both inflation and increased properties.

5.3 Current Revenues

Revenue sources are shown in Table 5 - 2. This table reveals that taxes have increased an average of 21%/year in the land 12 years, as would be expected due to rising costs resultant of inflation and expanded services. However, they account for less percentage of the total revenue than in 1972. In 1972, 77% of all revenues came from taxes while 23% came from government contributions and other sources. By 1984, 69% of revenues were from taxes while government contributions and other sources had risen to 31%. This is due to increased government grants and the growing importance of provincial municipal tax sharing ventures undertaken by Roblin.

TABLE 5 - 1

ASSESSMENT BASE

Roblin

Year	Land	Building	Personal Prop.	Total	Business
1984	815,830	3,896,470	81,580	4,793,880	255,760
1977	664,100	2,953,270	66,520	3,683,890	142,260
1972	608,270	2,337,520	51,300	2,997,090	120,210
% Inc.	34%	67%	59%	60%	113%

TABLE 5 - 2

REVENUE SOURCES

Roblin

	1972 (thous)	1984 (thous)	% Change
Tax Imposition			
Schools	94	395	320
Debt Charges	65	110	69
Sp. area levies	-	34	-
General	78	331	324
Business Tax	14	18	29
Total Taxes	251	888	254
Government Contributions			
Grants-in-lieu	6	61	917
Tax sharing	17	63	271
Condit. Grants	33	156	373
Total	56	280	400
Other Revenue	20	114	470
Total Revenue	327	1,282	292

TABLE 5 - 3

EXPENDITURES

Roblin

	1970 (thous)	1984 (thous)	% Change
Gen. Government	25	128	412
Protection Services	17	88	418
Transportation	21	137	552
Environmental Health	6	39	550
Public Health	4	-	-
Welfare	96 (tens)	3	3,025
Environmental Planning	8	9	12
Recreation	10	81	710
Economic Development	6 (hund)	3	400
Education	86	423	392
Fiscal Services	71	425	498
Total	249	1,282	415

TABLE 5 - 4

CAPITAL DEBT

Roblin

	1970 (thous)	1984 (thous)	% Change
Transportation	-	-	-
Water & Sewer	405	604	49
Social Services	-	-	-
Other*	3	65	207
Unmatured Debenture	408	669	64
Deferred Liabilities	8	-	-
Total Capital Debt	416	669	61

* includes administration and recreation/culture as well as unspecified areas.

Table 5 - 2 also shows the specific areas which have increased over the past 12 years. It can be seen that significant tax increases occurred for schools and general areas while business tax increases were negligable. As mentioned earlier, the area of government contributions and sharing has experienced a large rise in importance in Roblin accounting for an ever increasing proportion of revenue. Grants-in-lieu, in particular, have risen a large amount in Roblin, from $6,000 in 1972 to $61,000 in 1984. Roblin has also experienced large increased revenues from the category marked "other". Nevertheless, the importance of such an area (which includes fines, taxes added, returns on investments, licenses, etc.) has to be more seriously considered than in past years.

Total revenue has increased in Roblin since 1972 by 292% which is an average yearly increase of 24%. This appears to be a fairly healthy situation but the increasing stature of provincial grovernment contributions suggests a growing dependence on outside revenues.

5.4 Current Expenditures

Municipal expenditures in Roblin are shown on Table 5 - 3. Some expenditures seem to have increased drastically but it must be remembered that areas with initially small outputs probably had to increase significantly over the years to keep up with needs and costs. Therefore, actual dollar costs should be considered when reviewing the data.

All areas of expenditure have seen increased costs over the years due to inflation and an increased level of services. Two areas which stand out are welfare and

recreation even though the actual dollar value is small. The two areas whioh consume most of the expenditures are still education and fiscal services.

Overall, total expenditures have increased 35%/year over 12 years. As noted earlier, revenues have increased by only 24% per year on the average. This would suggest some inequity between spending and income. In the overall picture, however, this does not appear to have presented a serious problem.

5.5 Capital Debt Position

Figures on the capital debt of Roblin are shown on Table 5 - 4. This table shows Roblin as increasing its debt position by 5%/year or 61% over 12 years. In the past 12 years, Roblin has incurred no debt in transportation or social services but have increased their percentage of debt in other areas. They have a borrowing limit of 30% of equalized assessment. In 1984, therefore, their maximum borrowing capability was $1,517,385 yet their capital debt was only $669,000 or 44% of their maximum. It is easily seen, then, that Roblin has incurred relatively little capital debt over the past 12 years.

Part VI

SUMMARY

VI. SUMMARY AND CONCERNS IDENTIFIED

This concludes the various areas of investigation which make up the background study in Roblin and the fringe area. This is by no means a static document nor is it necessarily foolproof. The findings in it are fact and liberally supported but the use of such findings is in the hands of the reader and how that reader interprets them and puts them to use.

Naturally, as situations change, so will the findings and any plan must make room for alterations. However, until such a time, this study provides adequate background material for any further study.

In general, the town of Roblin is a town with a future. It has ample facilities for recreation, servicing and building. It has a good location being on a major north-south route as well as a major east-west one. It enjoys growth, although moderate, and should continue to do so. Proper steps taken to ensure intelligent development should provide for continued growth in Roblin. In addition, the fringe area has experienced relatively little development and careful consideration of its development should be made.

There have been concerns brought out throughout the course of this study. While they are not all the concerns within the community, they are the major ones to be considered. They are also not all the concerns listed herein and this study should be consulted for more detail.

Some of the major areas of concern which have been identified are:

1. encouragement of industrial growth through development of a strictly industrial

area;

2. provision of facilities conducive to the interests of growing younger population while not alienating an ever-present elderly segment;
3. residential development locating in the southwest near the school rather than in an easterly direction and encouragement of infill;
4. since the town is almost fully developed to its boundaries, arrangements for expansion must be considered at the district level;
5. commercial areas should be strengthened by outlining definite boundaries;
6. studied and careful development of the fringe area.

Now that some concerns have been identified, it will be necessary for them to be priorized and goals formulated. It is the responsibility of all those concerned with development within the Roblin Planning District to make these goals reachable ones so that desired changes are feasible.

APPENDIX "A"

APPENDIX "A"

An appendix to this study is an engineering report prepared by the firm of Reid Crowther & Partners Limited and entitled "Roblin - Shell River Planning District Engineering Component Report". It can be obtained at the Planning District office and forms an integral part of this study.

GENERAL LAND USE

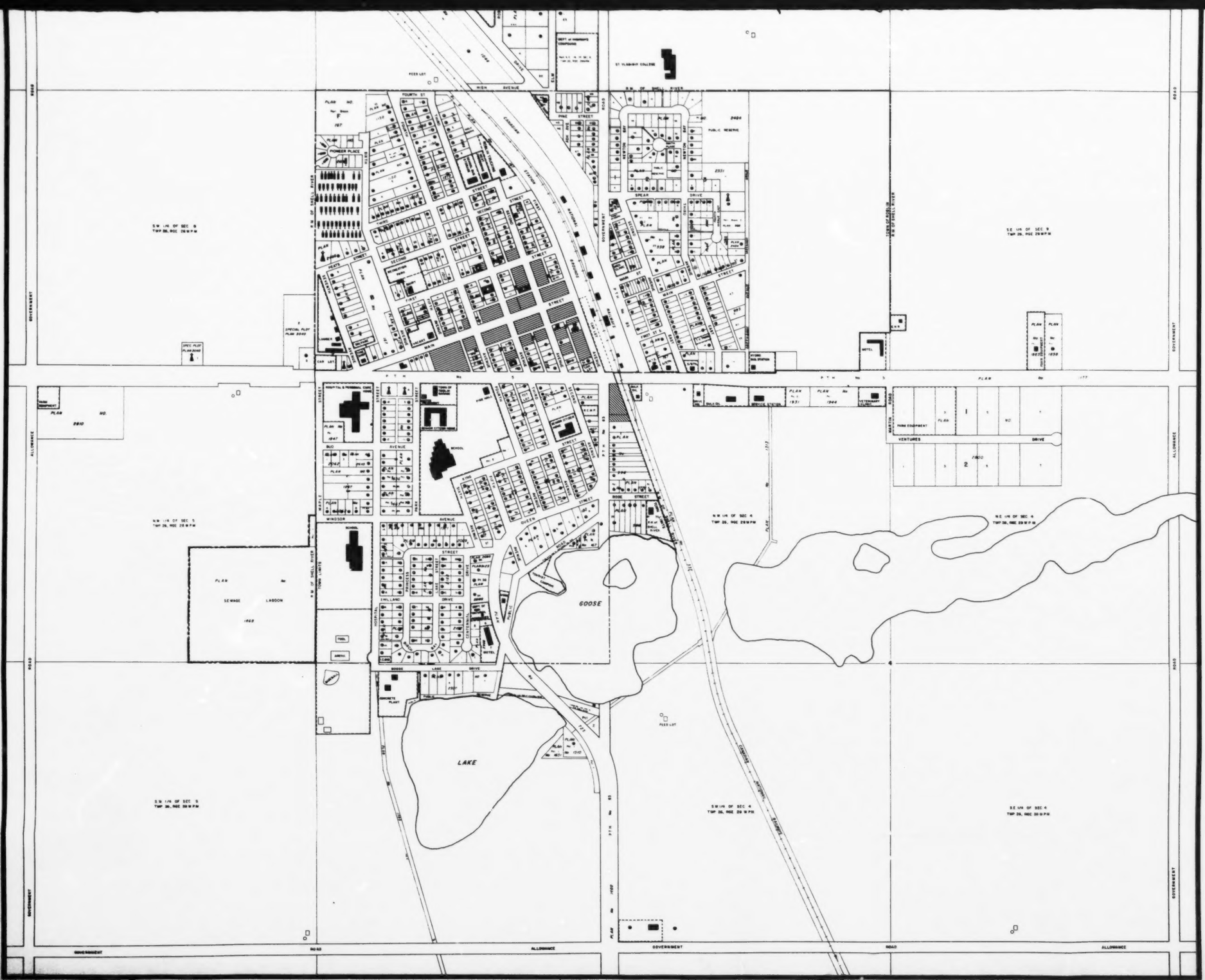
TOWN OF ROBLIN AND FRINGE

LEGEND

- Single-Family Dwelling
- Multiple-Family or Apartment
- Mobile Home
- Commercial
- Public Building
- Church
- Farm Buildings
- Industrial
- Land Use As Indicated
- Halls, Clubs and Lodges

TOWN OF ROBLIN

TOWN OF ROBLIN AND FRINGE



LEGEND

- Single-Family Dwelling
- Multiple-Family or Apartment
- Mobile Home
- Commercial
- Public Building
- Church
- Farm Buildings
- Industrial
- Land Use As Indicated
- Halls, Clubs and Lodges

0 400 800 1200 1600

Scale in Feet

N

Province of Manitoba
Department of Municipal Affairs
Municipal Planning Branch
Dauphin Manitoba

MAP 4

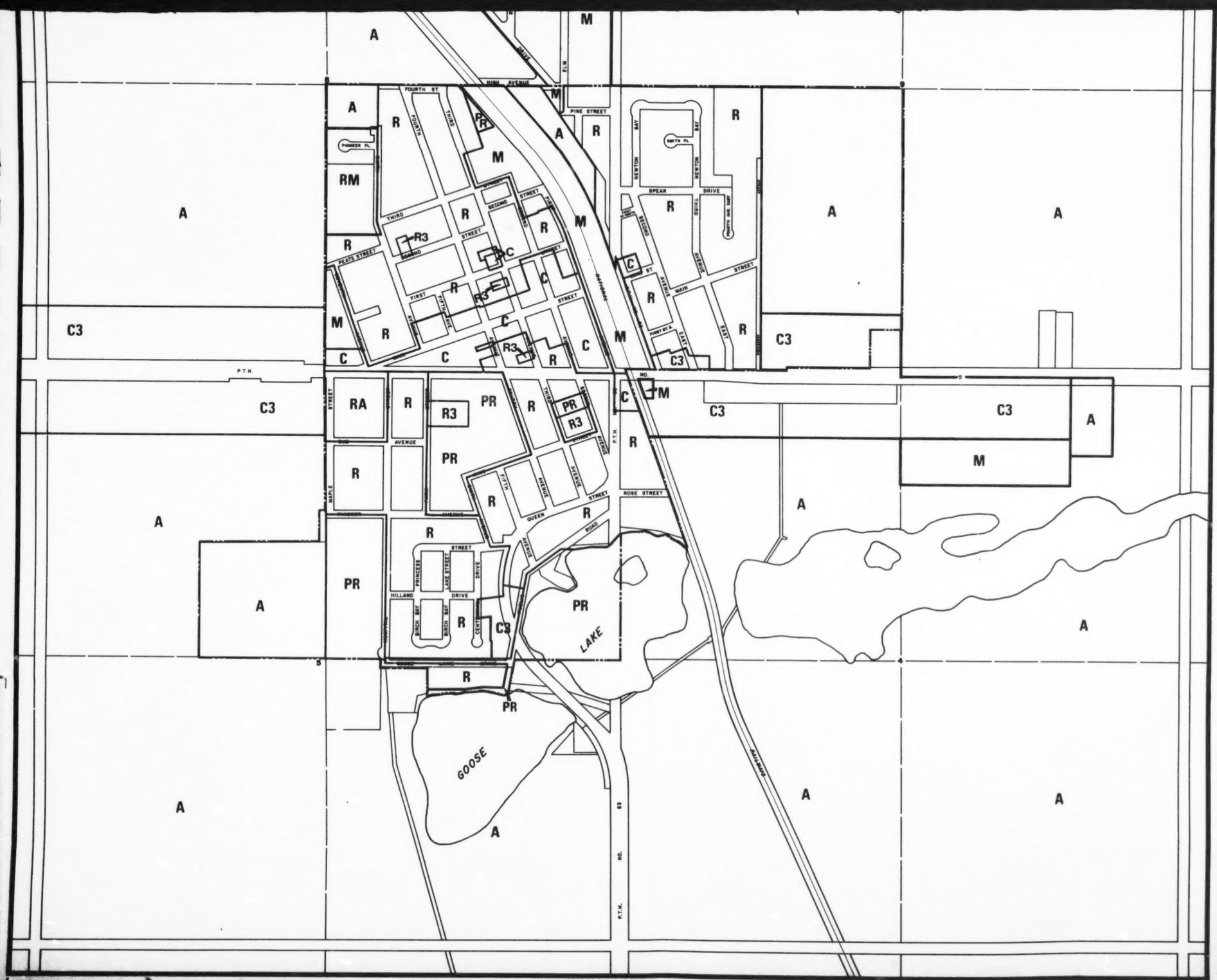
EXISTING ZONING

TOWN OF ROBLIN AND FRINGE

LEGEND

PR	Park and Recreational District
A	Rural District
RA	Suburban District
R	Residential District
R3	Multiple Dwelling District
RM	Mobile Home District
C	Commercial District
C3	Highway Commercial District
M	Industrial District
——	District Limits
——	District Map Limits

TOWN OF ROBLIN AND FRINGE



LEGEND

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——	District Limits
-----	District Map Limits

0 400 800 1200 1600

Scale in Feet

N

Province of Manitoba
Department of Municipal Affairs
Municipal Planning Branch
Dauphin Manitoba

MAP 5